

# California Infill Housing

Denser, Smaller, Smarter

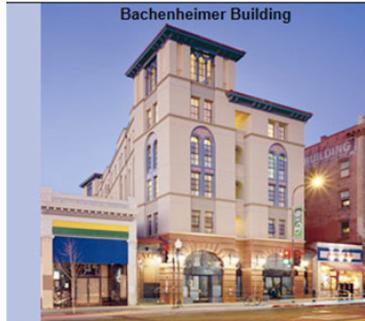
May 13th, 2016



# Panoramic Interests

## Innovative Infill Development

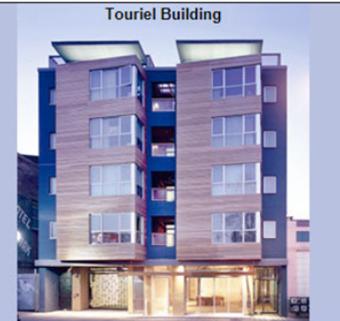
2116 Allston Way, Suite One • Berkeley, CA 94704



Bachenheimer Building



Fine Arts Building



Touriel Building



2130 Center Street



Gaia Building

*Possibilities to add convenience,  
intensity and cheer in cities...  
are limitless.*

-- Jane Jacobs

*The Death and Life of Great American Cities  
(1961)*

*More than any other  
human artifacts, buildings  
improve with time -  
if they are allowed to.*

-- Stewart Brand

*How Buildings Learn  
(1994)*



SmartSpace® SoMa



Berkeleyan Apartments

# Panoramic Interests



Acton Courtyard



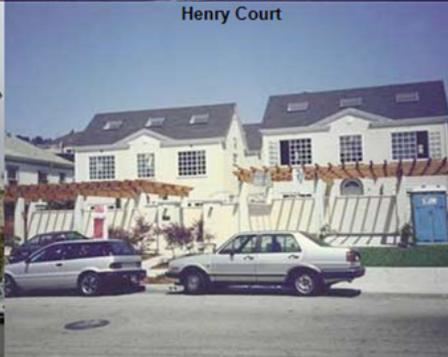
ARTech Building



University Lofts



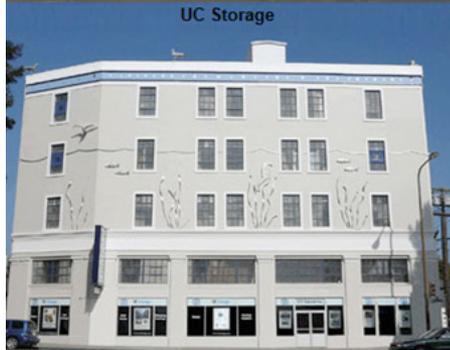
Shattuck Lofts



Henry Court



Westside Place



UC Storage



*Cities exist not for the passage of cars, but for the care and culture of human beings.*

-- Lewis Mumford

# Panoramic Interests

## Current Pipeline



The Panoramic: 160 units  
Student Housing



The Nexus: 70 units  
Student Housing



Shattuck: 22 units  
Workforce Housing



200 Hyde: 168 units  
Homeless Housing

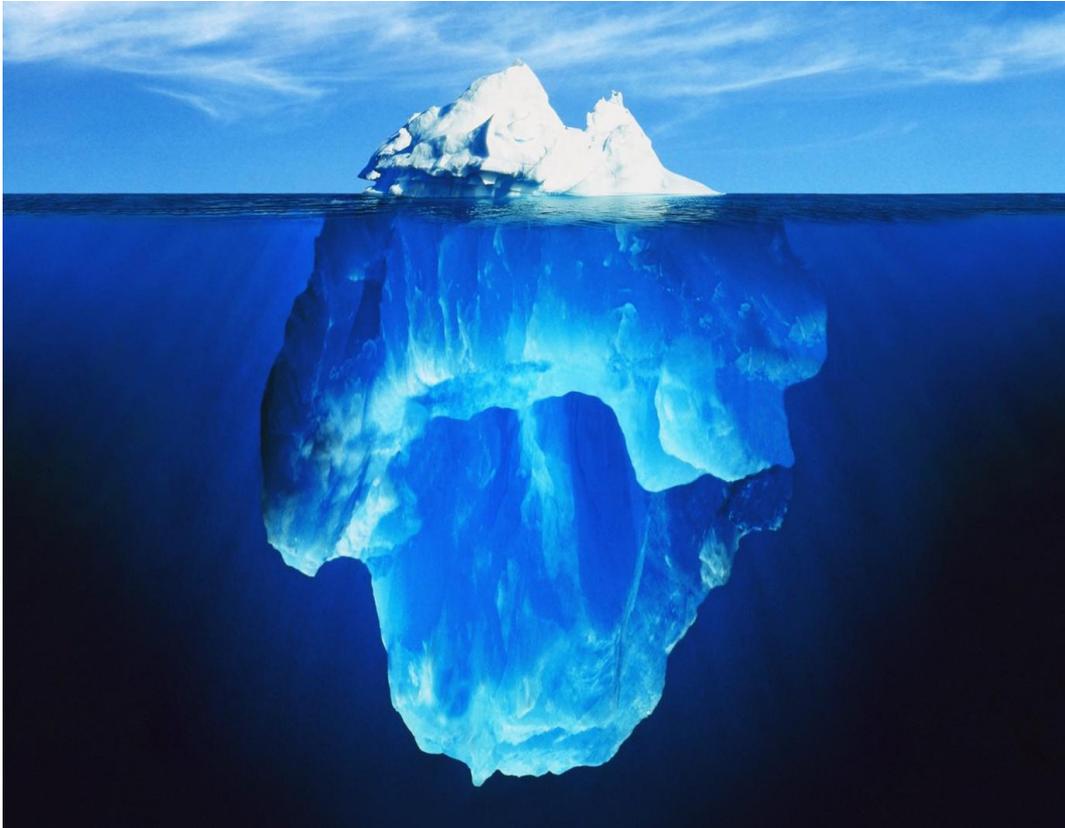


333 12th Street: 201 units  
Workforce Housing



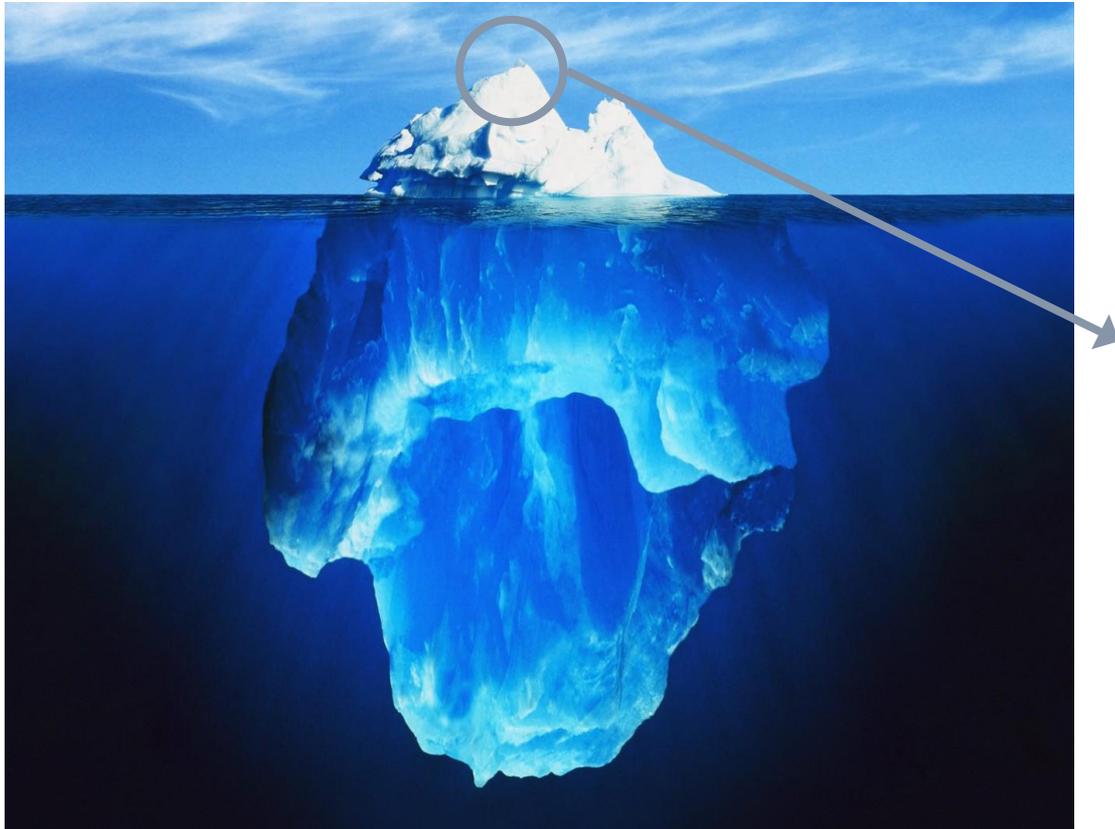
Micro-PAD  
Homeless Housing for Cities

# If the Bay Area Housing Crisis is an Iceberg...



# Most for-profit developers are focusing on luxury housing

Tip of the Iceberg

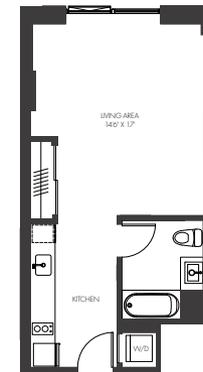


## NEMA

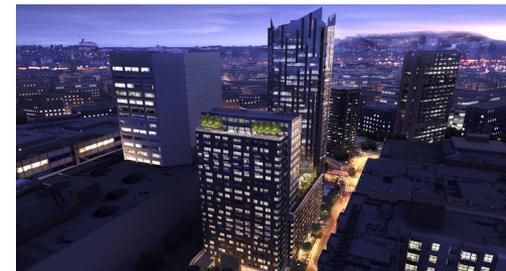
### MADE IN SAN FRANCISCO

STUDIO ONE BEDROOM TWO BEDROOM

Studio = \$3,490

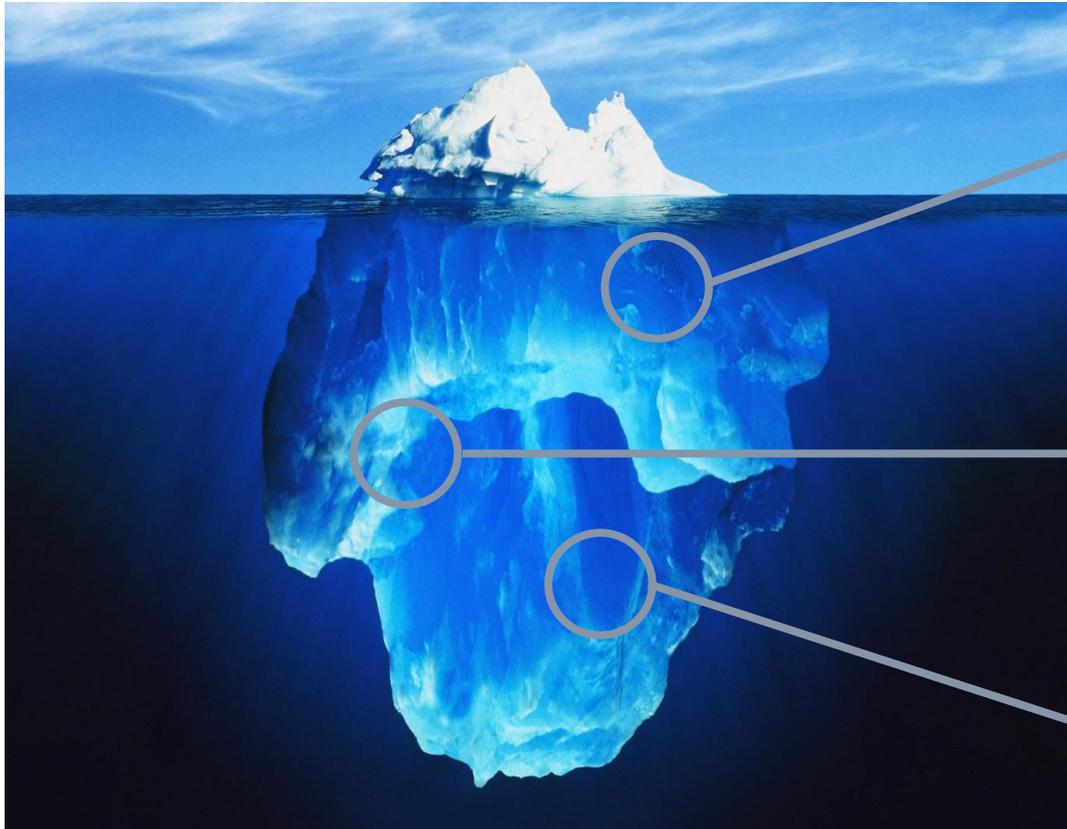


400 SF



# Panoramic focuses on three niche areas of the iceberg

Student Housing, Workforce Housing, & Homeless Housing



Student Housing



Workforce Housing



Homeless Housing

# Three components of successful affordable housing

Car Free

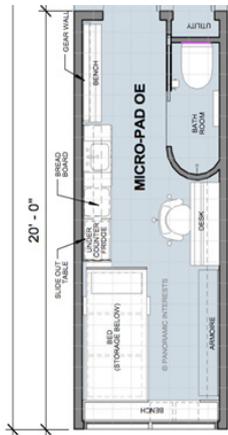
## Car-Free



# Three components of successful affordable housing

Micro-DNA

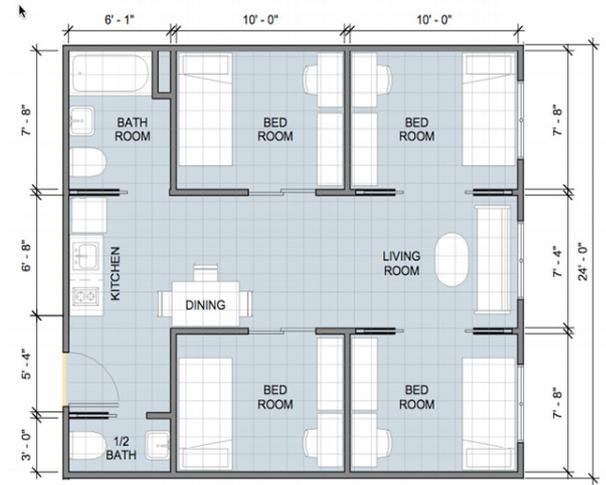
# Micro-DNA



Micro-PAD  
160 SF



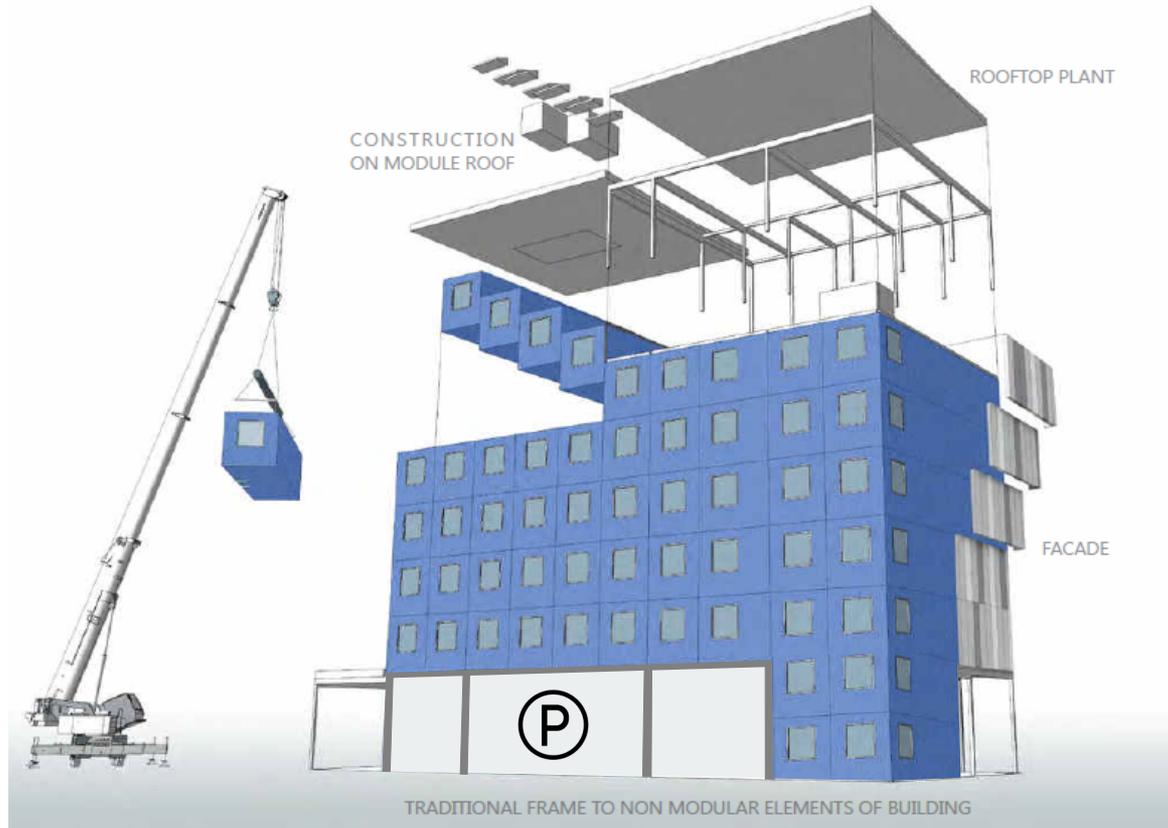
Micro-Suite 2  
432 SF



Micro-Suite 4  
624 SF

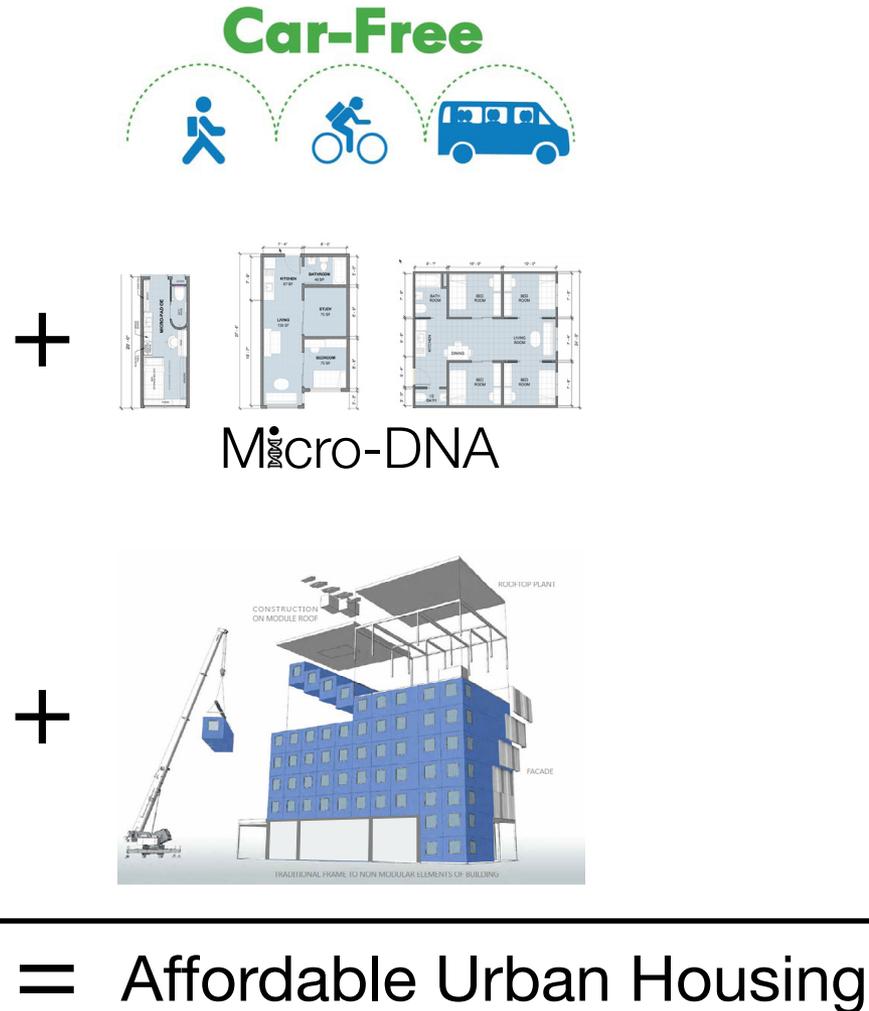
# Three components of successful affordable housing

## Modular Construction



# Three components of successful affordable housing

Car-Free + Micro-DNA + Modular Construction = Affordable Urban Housing



# Applying these concepts to infill development

**CITYSPACES 38 Harriet: 23 units stacked in 4 days, finished in 4 months**



**Before:** August 18, 2013



**During:** August 22, 2013



**After:** December 31, 2013

PANORAMIC  
INTERESTS

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# Steel modular construction, based on ISO shipping container dimensions

Finally: Innovation in the construction industry

Intermodal size easily fits on a standard ship, truck, or train

Flexible design that fits in any neighborhood

Easily relocated, if desired

Installed in **days**



# Streamlined fabrication and delivery

Modules manufactured in the time it takes to pour the foundation

1) On-site foundations



2) Steel fabrication



3) Module fit-out



4) Delivery



5) Erection



6) Zip up & Finishing



# Streamlined fabrication and delivery

Student housing, UK - 190 apartments - **8 DAYS** (2015)



# Streamlined Fabrication and Delivery

## CITYSPACES MICRO-PAD CONSTRUCTION SCHEDULE



## SITE-BUILT CONSTRUCTION SCHEDULE



The interiors **AND** exteriors of prefab buildings can look exactly like conventional structures.



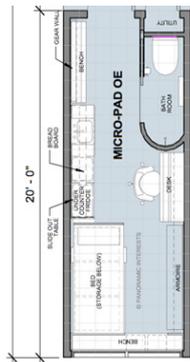
citizenM Hotel, Amsterdam. Prefab steel-modular construction, 2009.

# Applying the three components of affordable housing to three floor plans

Panoramic Interests business plan: mass-fabrication of three units of housing



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## HAMBURGER

Micro-PAD  
160 SF



## CHEESEBURGER

Micro-Suite 2  
432 SF



## DOUBLE-DOUBLE

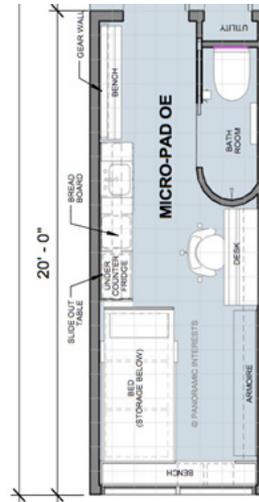
Micro-Suite 4  
624 SF

# CITYSPACES Micro-PAD: The Hamburger

Ideal application for **homeless housing** supportive units



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## HAMBURGER

Micro-PAD  
160 SF

# Challenges & barriers to permanent, supportive housing for the homeless

Inadequate & insufficient housing stock

Escalating construction costs

Lack of public funding

High land costs

Rising rents



# Housing First Model: permanent, supportive housing

The Washington Post

Inspired Life

## Meet the outsider who accidentally solved chronic homelessness

A  351

By Terrence McCoy May 6  [Follow @terrence\\_mccoy](#)



Sam Tsemberis, founder and CEO of Pathways to Housing, stands near one of the buildings in NE Washington D.C. that offers housing to formerly homeless. (Photo by Reza A. Marvashti for The

“...It’s that simple,” he said. “Give homes for the homeless, and you will solve chronic homelessness.”

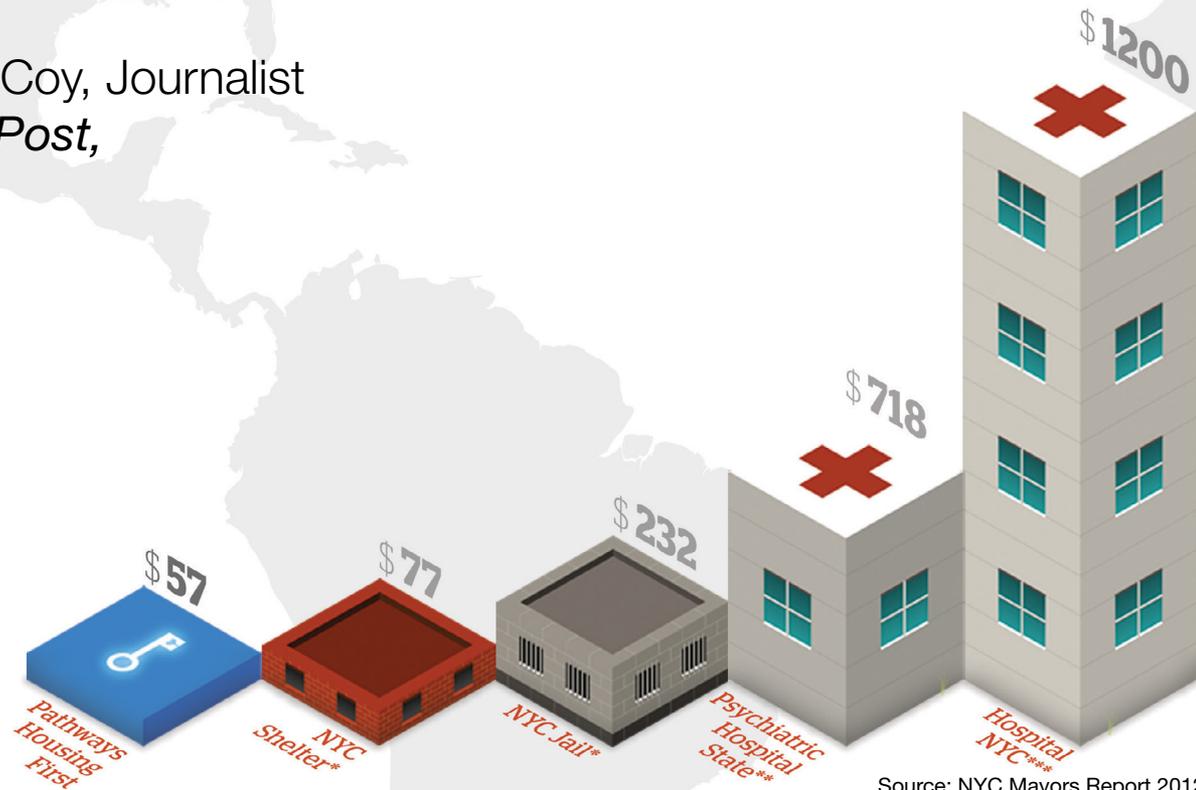
-Sam Tsemberis  
*Washington Post*,  
May 6, 2015

# Housing First Model: permanent, supportive housing

New York City: cost savings with housing first method

“a model so simple children could grasp it, so cost-effective fiscal hawks loved it, so socially progressive liberals praised it.”

-Terrence McCoy, Journalist  
*Washington Post*,  
May 6, 2015



Source: NYC Mayors Report 2012

# Housing First Model: permanent, supportive housing

Utah: a largely conservative state

“It’s not just more compassionate -- it’s cheaper.”

-Gordon Walker, Utah Housing Official  
*LA Times*,  
May 24, 2015

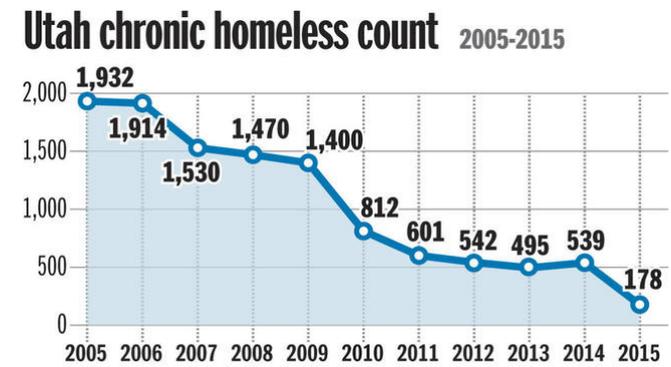
**UTAH GAVE HOUSING TO THEIR HOMELESS AND SAVED MONEY**

\$20,000/person      \$7,800/person

due to chronic use of emergency services      "housing first" model, with no pre-conditions

**AND CHRONIC HOMELESSNESS WENT DOWN 72%**

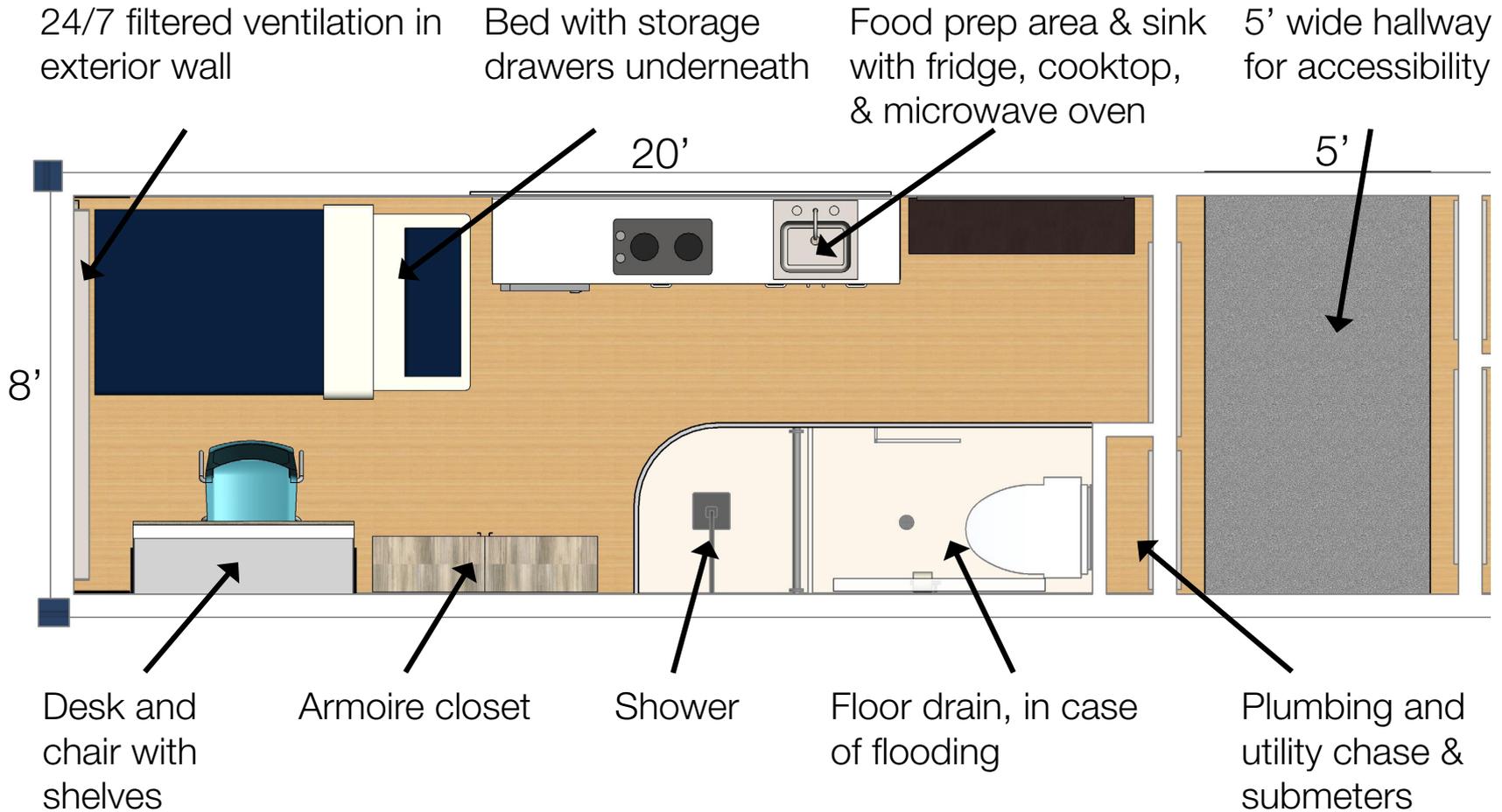
SOURCE: [ATTN.COM/STORIES/348](http://ATTN.COM/STORIES/348)      **attn:**



SOURCE: 2015 Point in Time Count, Utah Division of Housing and Community Development  
DESERET NEWS GRAPHIC

# CITYSPACES Micro-PAD floorplan

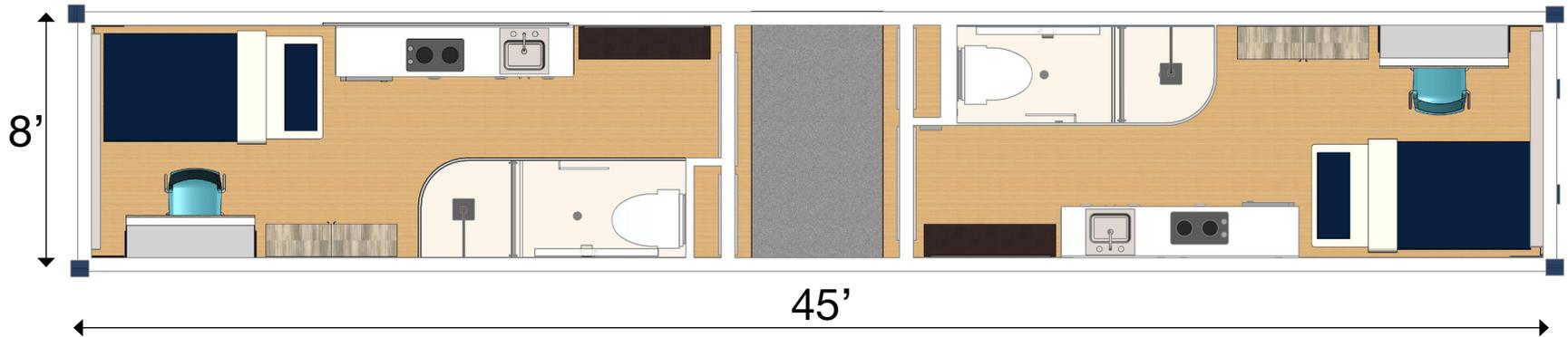
Turn-key, self-contained, indestructible



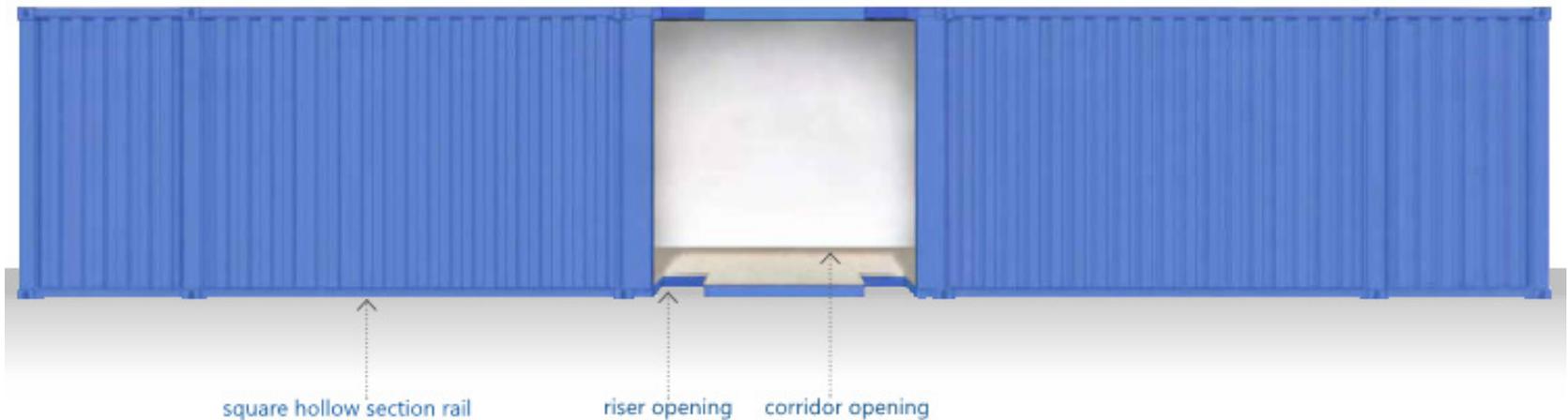
## CITYSPACES Micro-PAD module

2 CITYSPACES Micro-PADs are connected with a 5' hallway & contained in a 45' x 8' module

Floor plan view



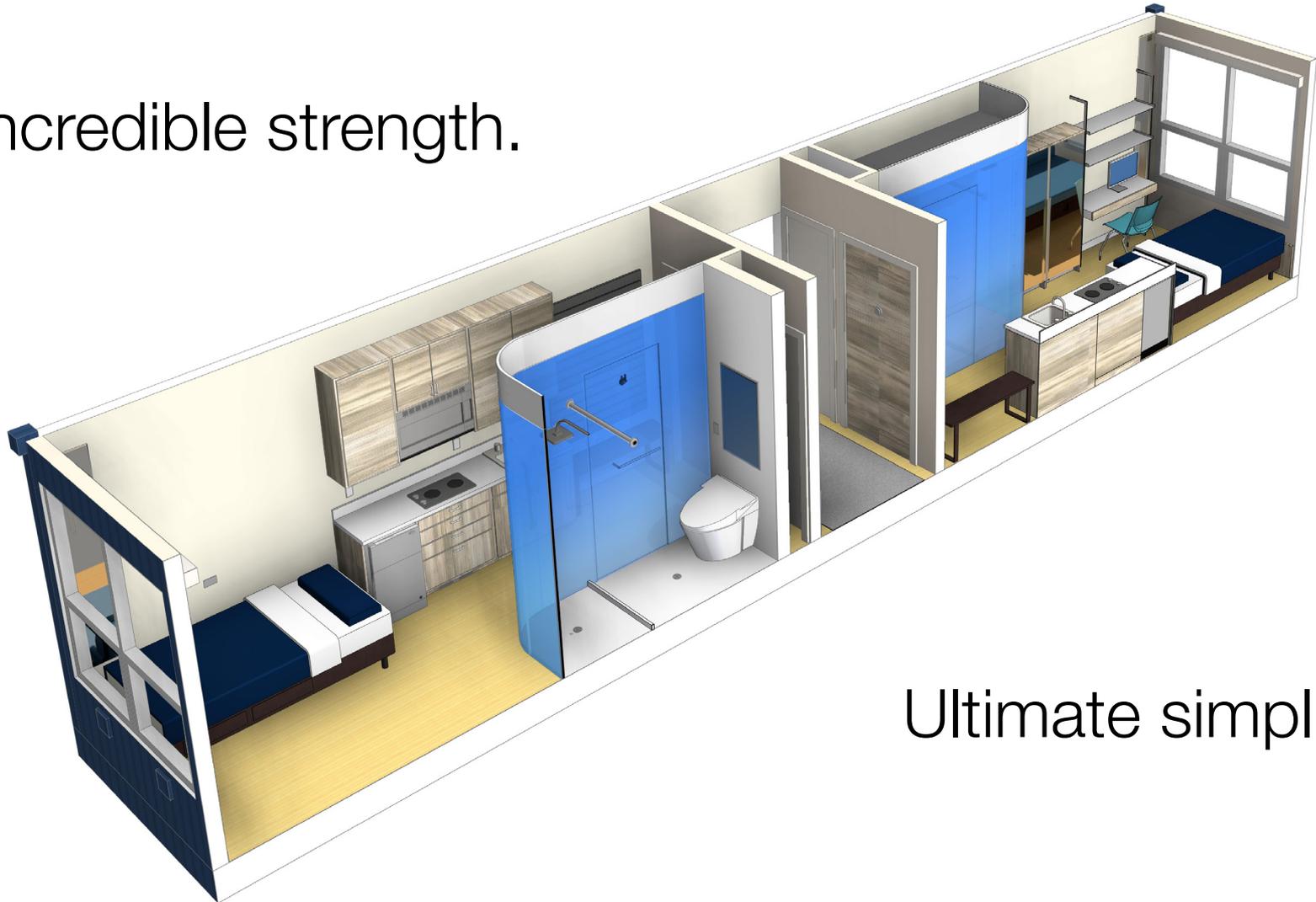
Elevation view of module



## CITYSPACES Micro-PAD

Incredible strength. Ultimate simplicity.

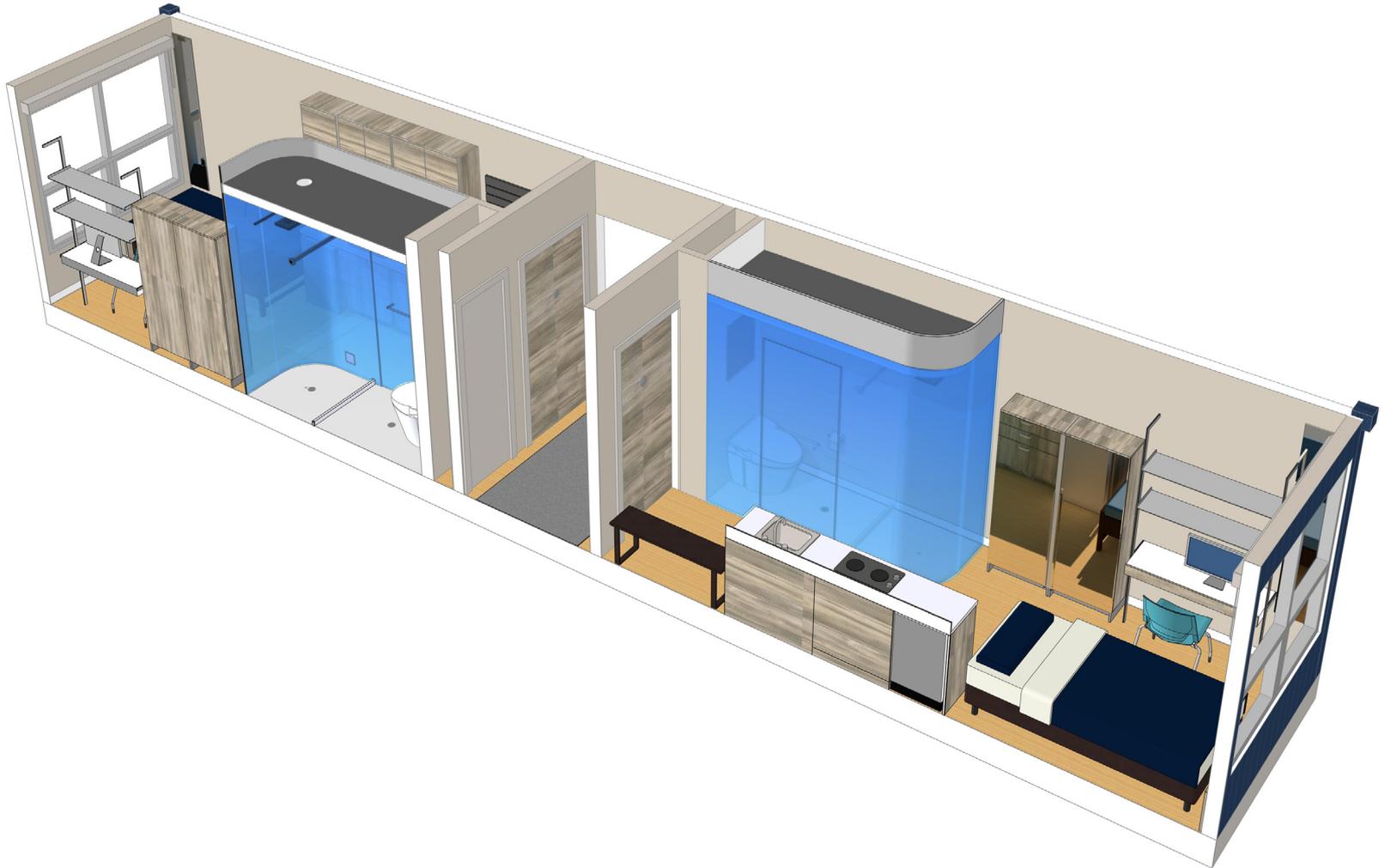
Incredible strength.



Ultimate simplicity.

# CITYSPACES Micro-PAD

Incredible strength. Ultimate simplicity.



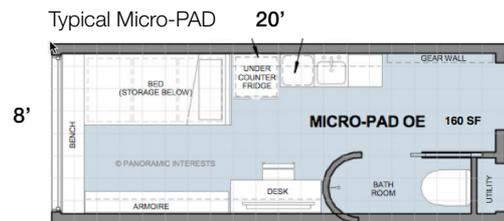
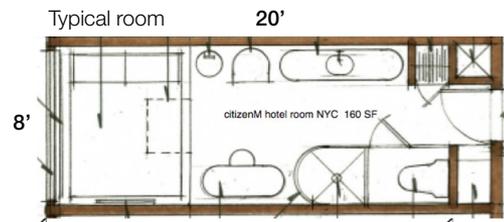
# CITYSPACES Micro-PAD interior

Self-contained supportive housing



Source: citizenM

Design inspired by citizenM Hotel \$159-\$400 / night

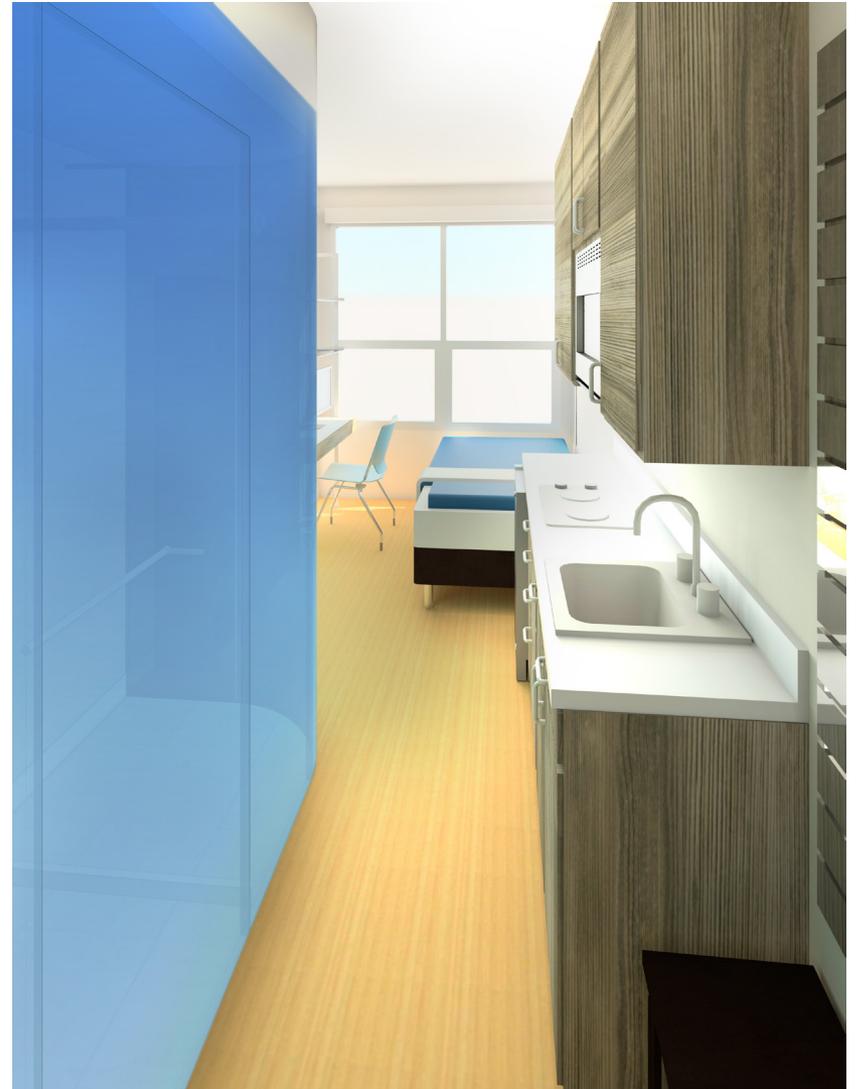


## CITYSPACES Micro-PAD interior

Self-contained, supportive housing

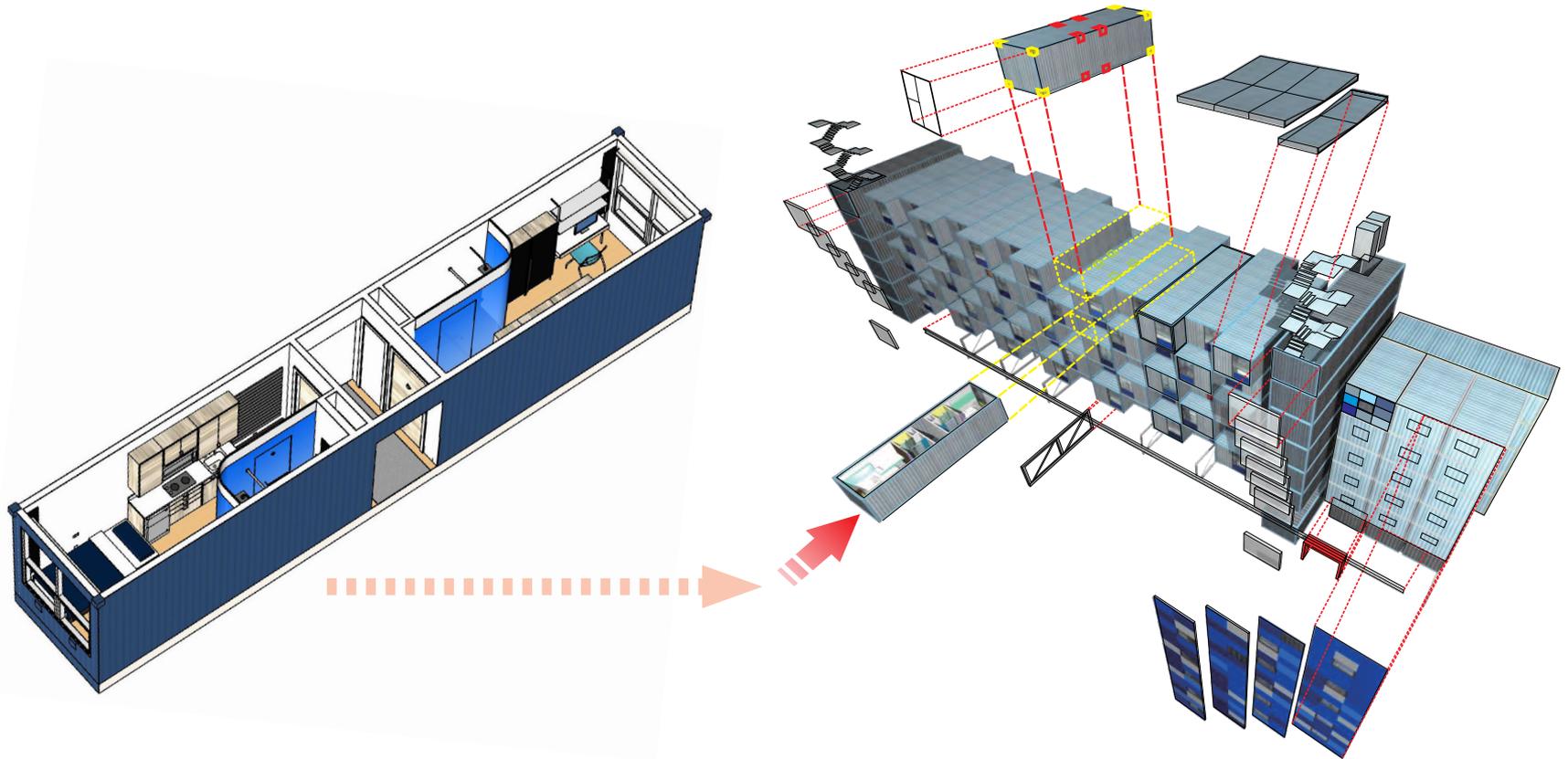
Each unit equipped with:

- Full kitchen
- Dishwasher, fridge, garbage disposal
- Captains bed with storage underneath
- Full bath with toilet and shower
- Desk with floating shelves above
- Plenty of natural light
- 24-hour filtered air via heat exchanger
- Wall-mounted flat screen TV
- Armoire closet
- Gear wall at entry for more storage
- Window bench with views
- Operable windows



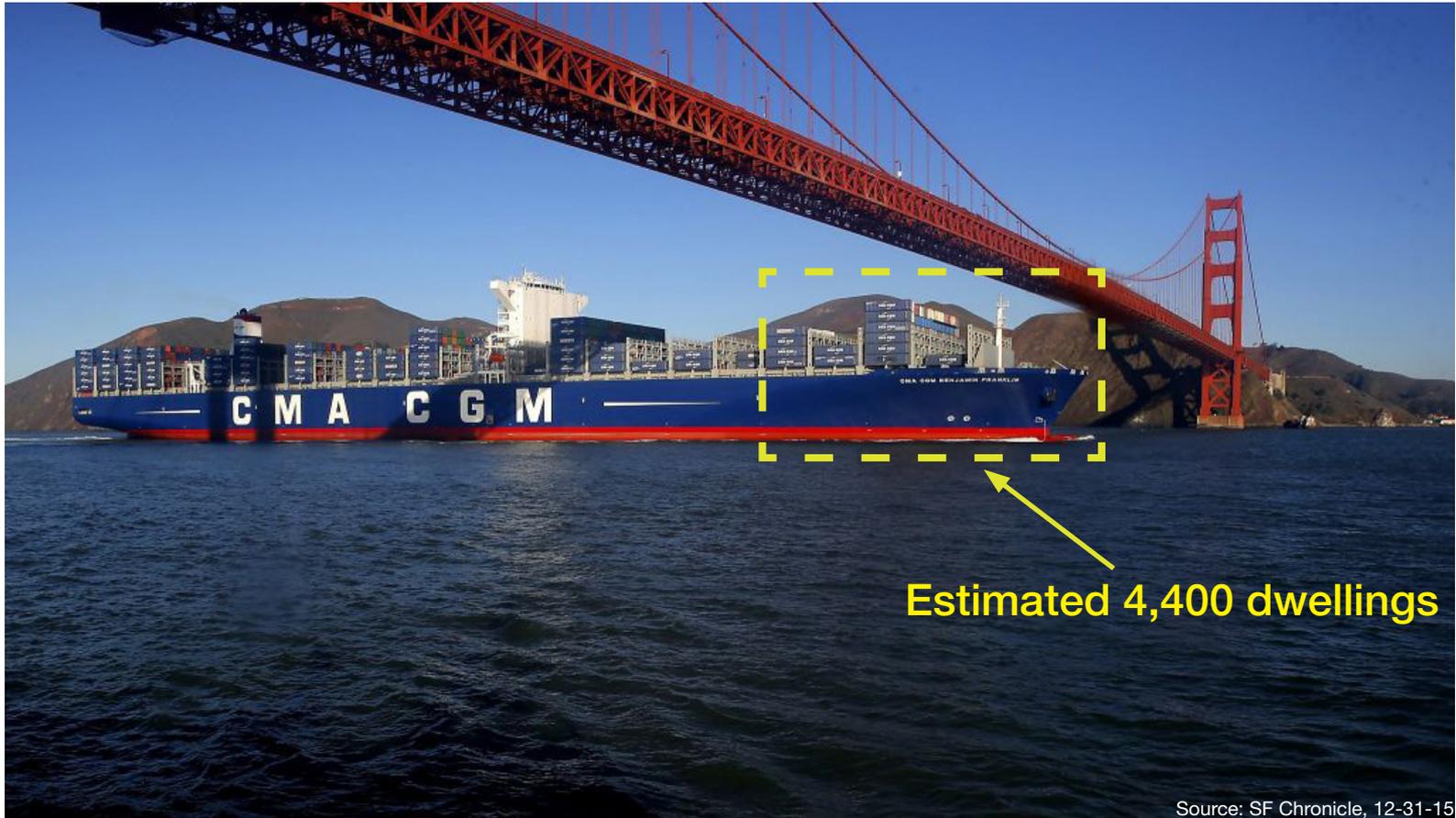
# Streamlined fabrication and delivery

CITYSPACES Micro-PAD modules are stacked like Lego blocks & erected in **DAYS**



# Streamlined fabrication and delivery

San Francisco rapid supportive housing for homeless



4,400 +/- unhoused homeless in San Francisco. This ship could deliver housing for all those individuals, using only 24% of its capacity. (Capacity: 18,000 TEUs)

# Streamlined fabrication and delivery

Los Angeles rapid supportive housing for homeless



10,000 +/- chronically homeless in Los Angeles. This ship could deliver housing for all those individuals, using only 56% of its capacity. (Capacity: 18,000 TEUs)

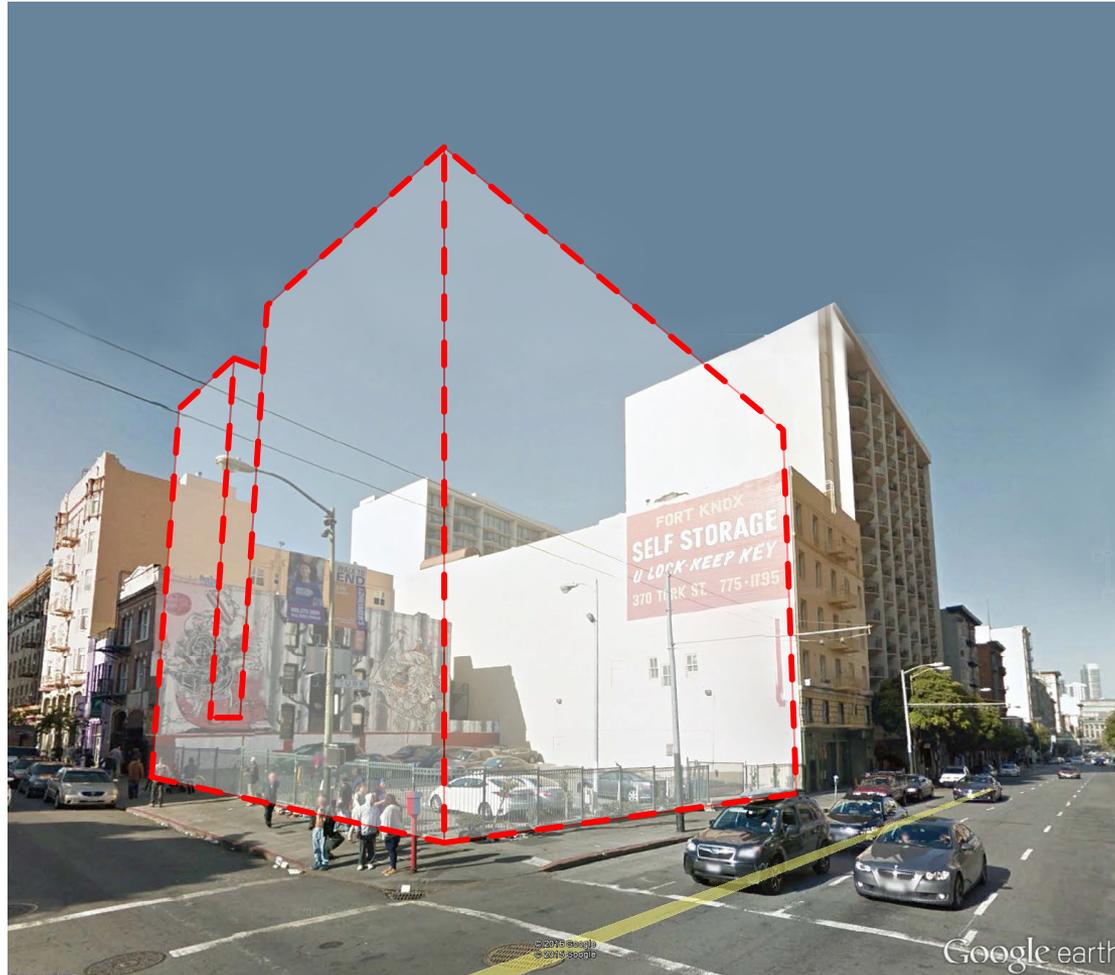
## Site case study

200 Hyde Street (Corner of Hyde and Turk in Tenderloin): 7,650 square foot site



## Site case study

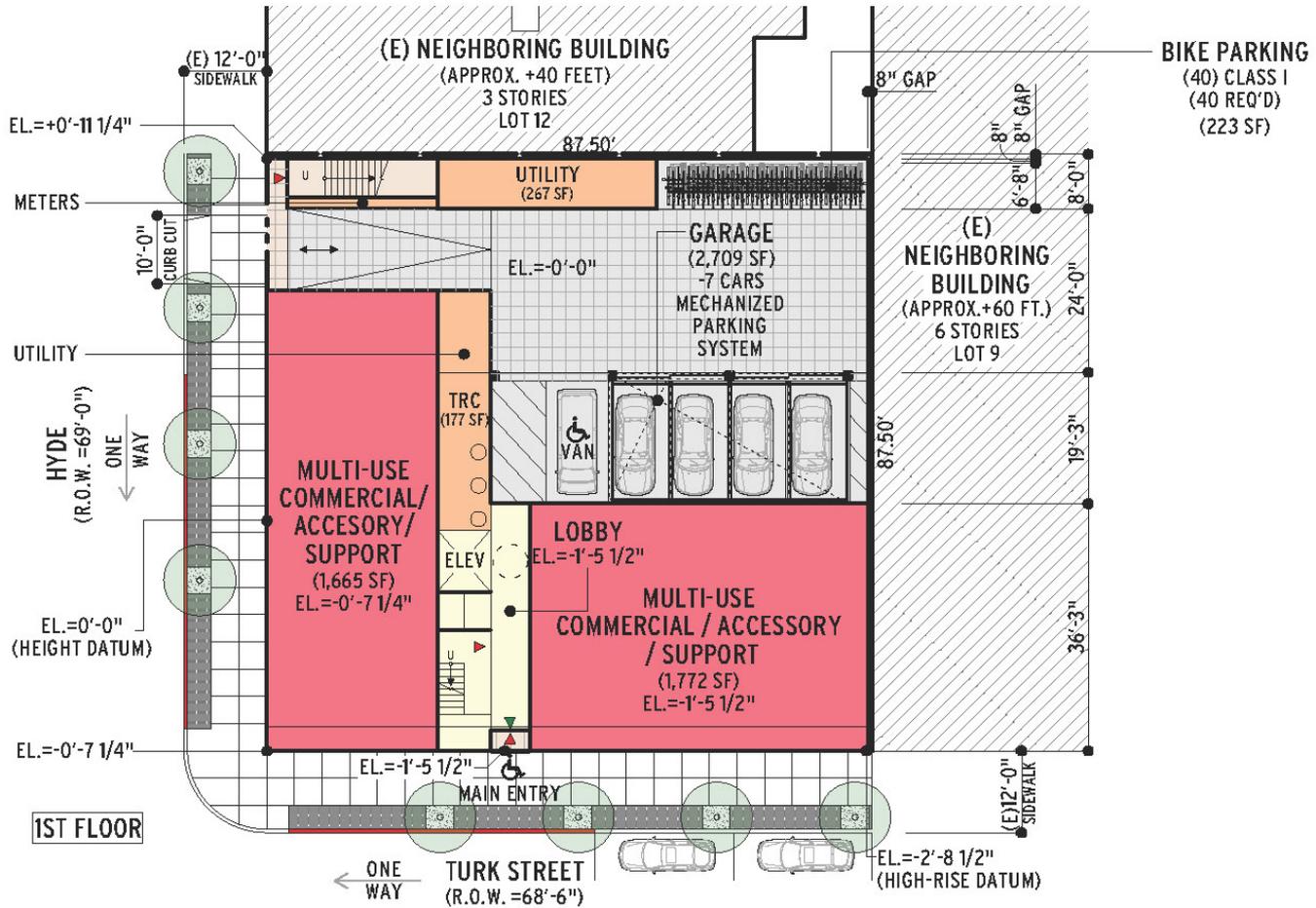
200 Hyde Street - 168 SF Micro-PADs in 85' tall, 8 story building.



Much needed ground floor retail and services

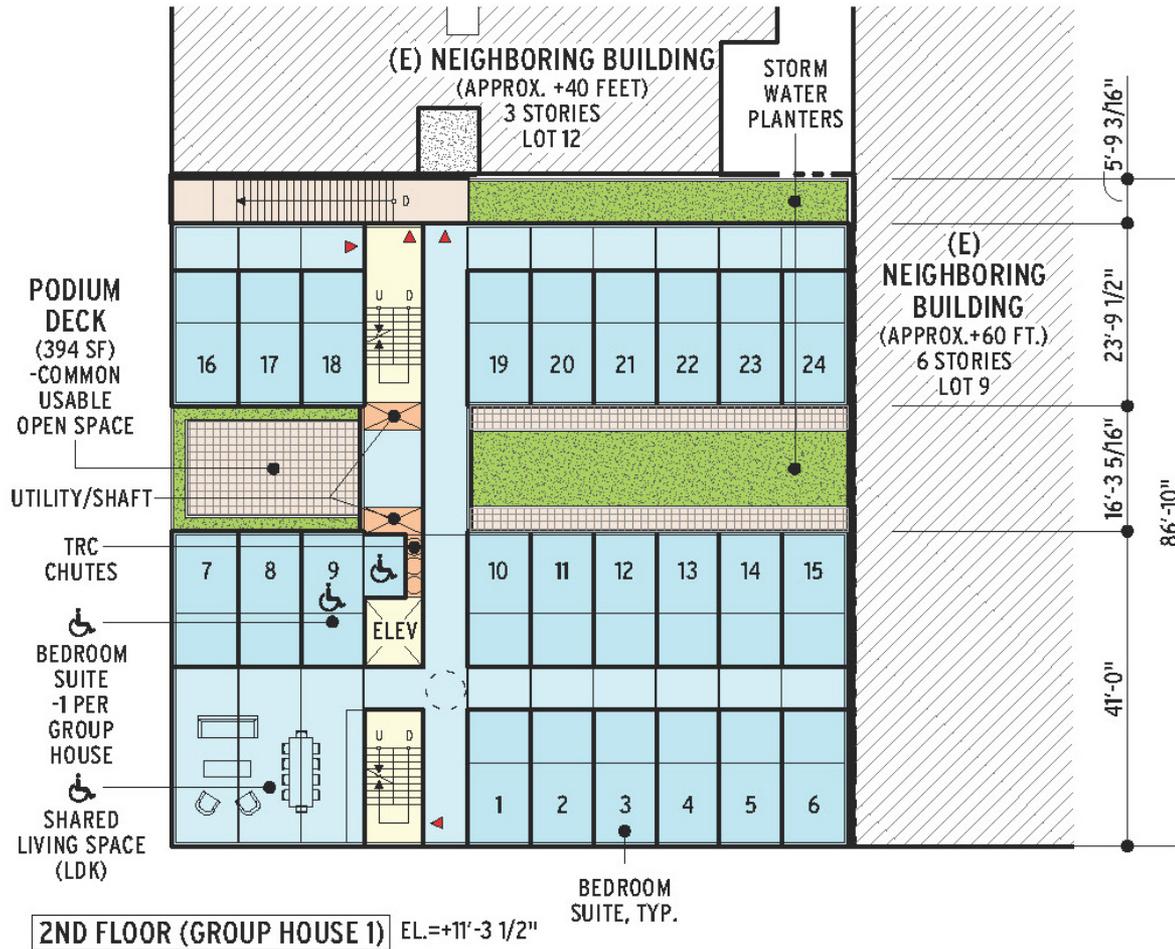
# Site case study

Ground floor built out with support services space (psychiatric care, job placement, detox programs, etc.)



# Site case study

Maximum efficiency on residential floorplates: 168 SF Micro-PADs (956 units/acre)



# CITYSPACES Micro-PAD

Incredible Strength.



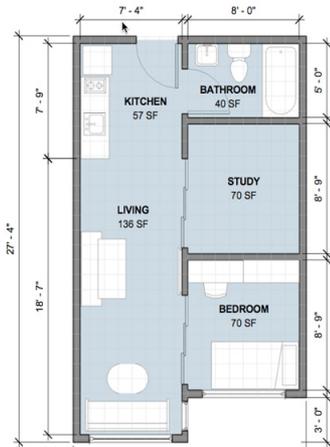
Ultimate Simplicity.

# CITYSPACES Micro-PAD: The Cheeseburger

Ideal application for student housing and workforce housing



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## CHEESEBURGER

Micro-Suite 2  
432 SF

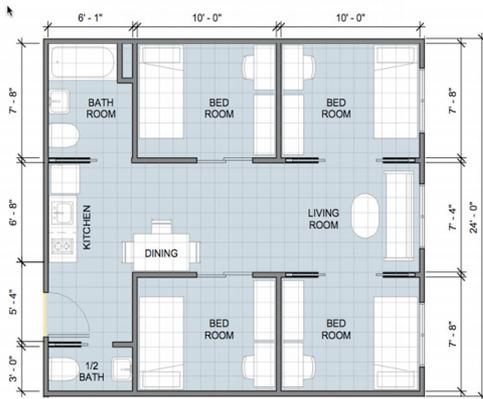


# CITYSPACES Micro-PAD: The Cheeseburger

Ideal application for student housing and workforce housing



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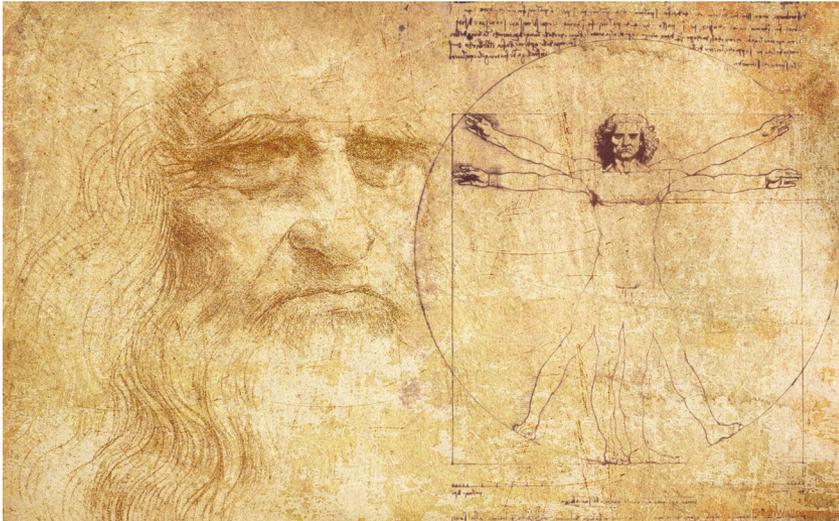


**DOUBLE-DOUBLE**

Micro-Suite 4  
624 SF



## Timeless advice from a 15th century city planner



“Small rooms or dwellings set the mind on the right path, large ones cause it to go astray.”

- Leonardo da Vinci



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